

FOR LEASE

1116 S University Avenue | Ann Arbor, MI



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Property Details

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Prime retail space available August 2024 at Vic Village South, a new (under construction) student apartment high rise designed by Hobbs + Black Architects featuring 13 floors, 127 units/210 beds, and parking for residents. This is a great opportunity for a brand-new retail space in the heart of the University of Michigan's central campus with heavy foot traffic. Located at the intersection of E University and S University with a stunning corner patio/retail entrance that extends and draws inspiration from the arched walkways of the Diag, a large open green space in the center of the University of Michigan's central campus, which leads to the property.

In addition to Vic Village South, there are several apartment/student housing communities in the area along with dormitories and established retail such as Joe's Pizza, SoulCycle, Pizza House, No Thai!, and Beyond Juicery + Eatery, and residential neighborhoods. Public street and garage parking are available nearby at Forest Ave and Church Street parking structures.

Just blocks from S State Street, and downtown Ann Arbor. Easy access to Michigan Medical, Washtenaw Ave. (a main thoroughfare through Ann Arbor and Ypsilanti), Washtenaw Community College, and Eastern Michigan University.

Available Space:

Offered at sixty dollars (\$60.00) per sq. ft., NNN

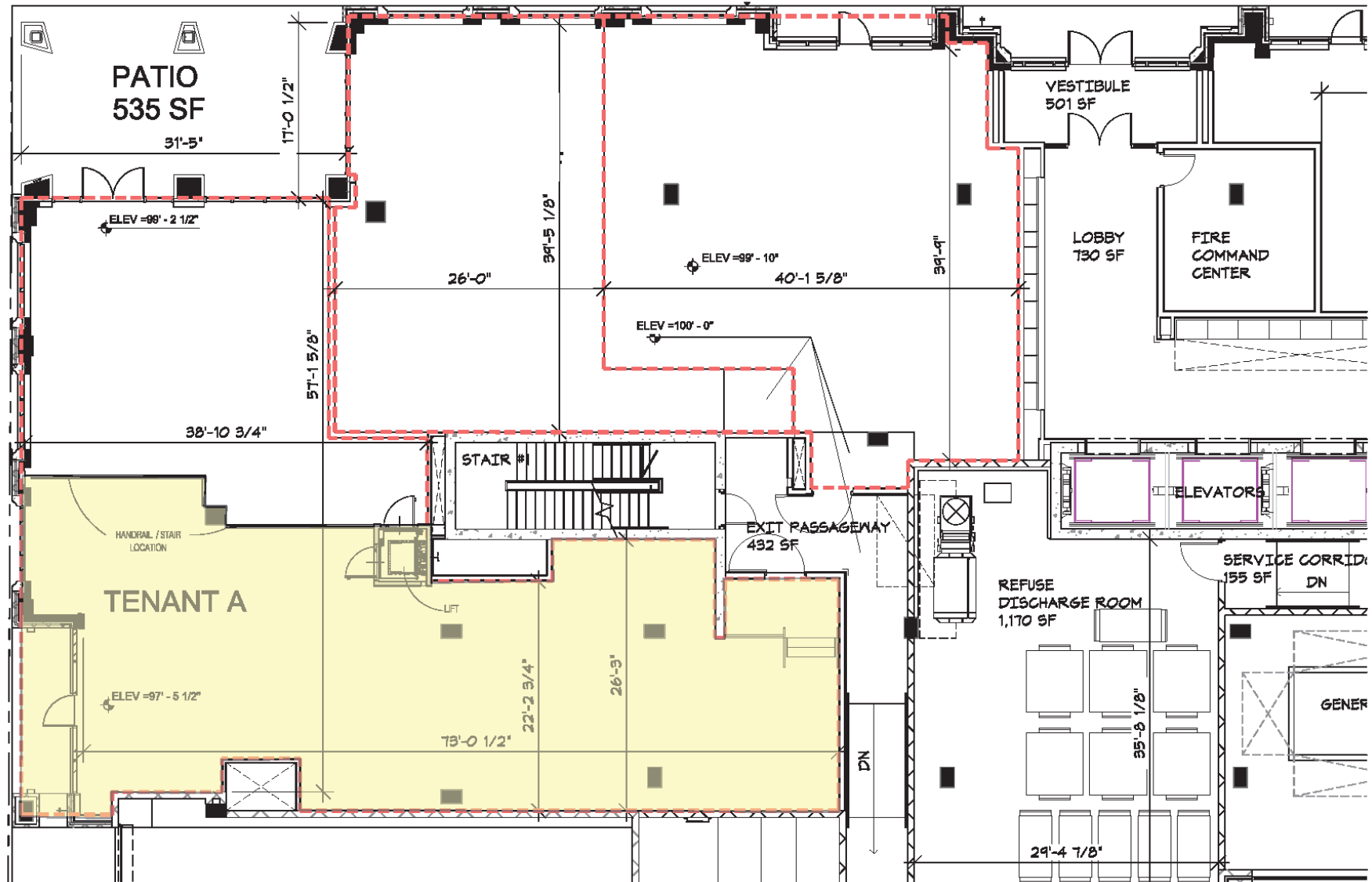
Suite A: 2,033 SF, corner location with frontage on E University and S University Ave. Perfect for a restaurant, bar, or café user.

No Pizza use, as there is a restriction on the building



Site Plan

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Tenant A: +/- 2,033 SF

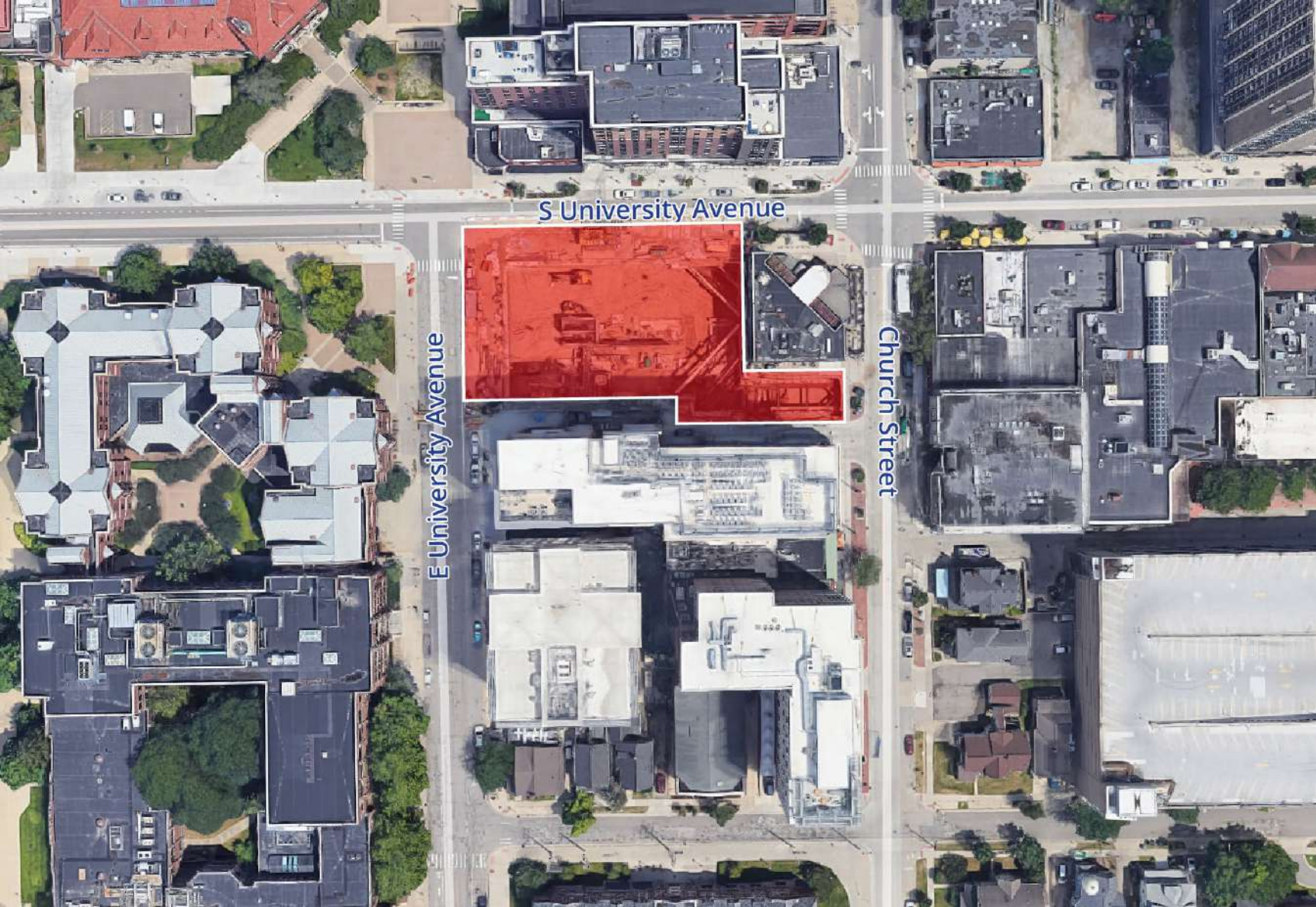
Property Renderings

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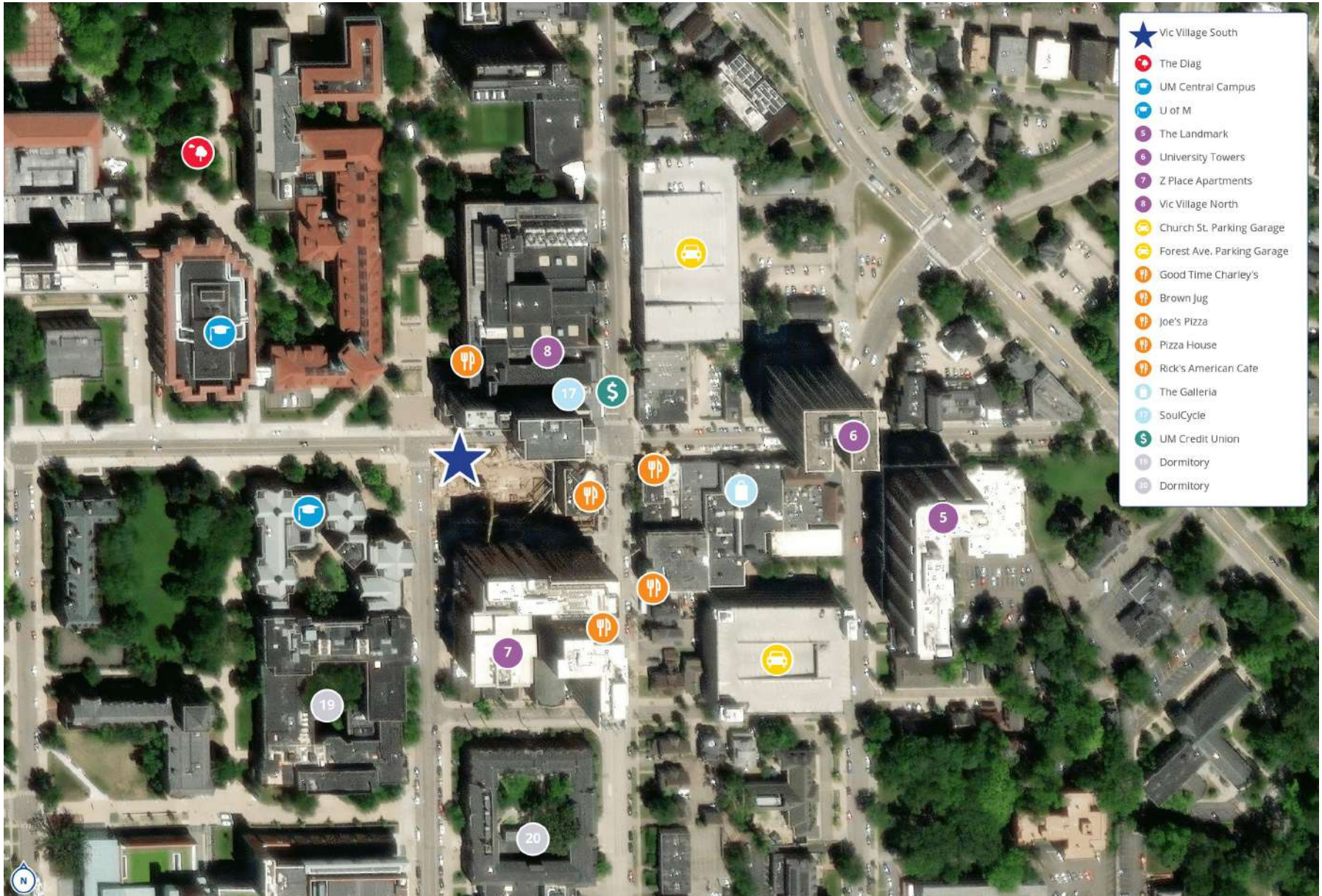
Aerial Map

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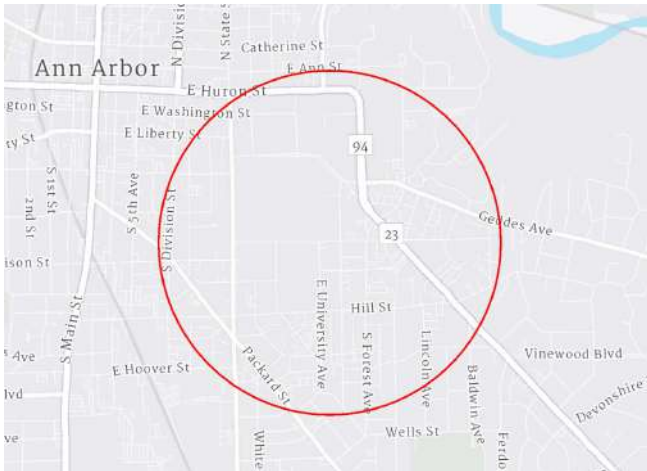
Merchant Map

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Demographics

0.5 Mile Radius




17,235	3,888	2.49	21.8	\$36,798	\$588,115	36	27	53
Population	Households	Avg size household	Median age	Median household income	Median home value	Wealth index	Housing affordability	Diversity index

Mortgage indicators




\$3,747
Avg spent on mortgage & basics




84.2%
Percent of income for mortgage


Population by generation




0.4%
Greatest gen:
born 1945/earlier




1.8%
Baby boomer:
born 1946 to 1964




1.1%
Generation x:
born 1965 to 1980



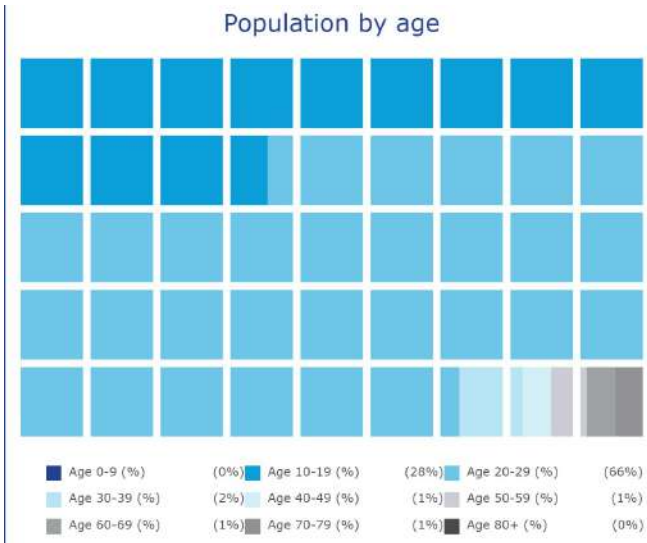
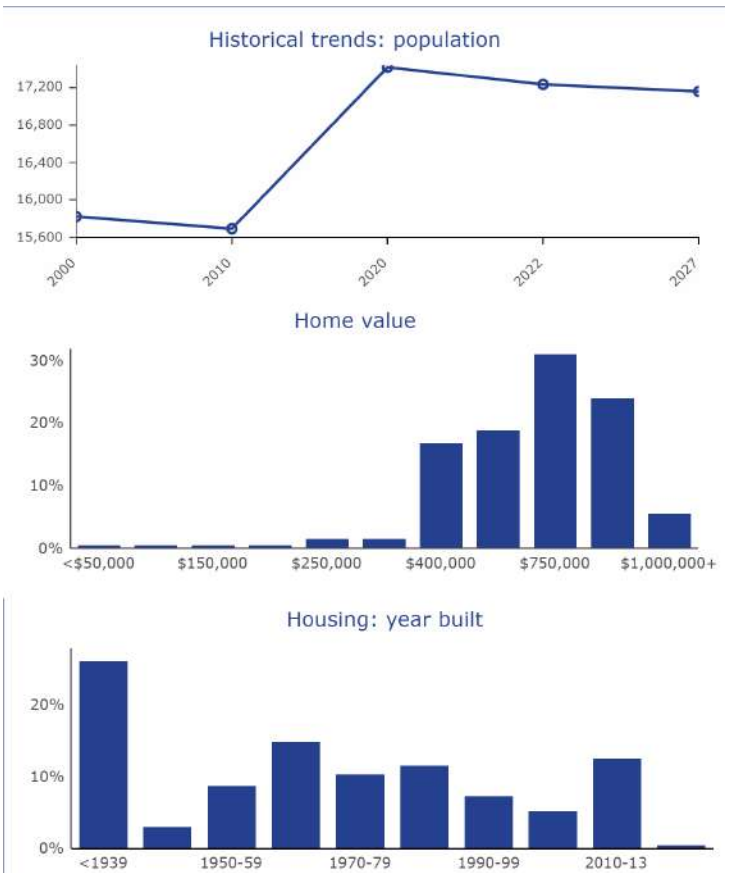
11.6%
Millennial:
born 1981 to 1998



84.8%
Generation z:
born 1999 to 2016



0.2%
Alpha: born
2017 to present



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